



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
**PLANNING BOARD**

MINUTES

JANUARY 10, 1983

PRESENT: Sauer, Coulter, Sillers, Hannaford, Clarke, and Chaput

The minutes of December 27, 1982 were approved as submitted.

Lois Surgenor - Typewriter Purchase Information

Lois Surgenor presented information relative to the typewriter to be shared by the Planning Board and Conservation Commission. We would be able to use the Town's discount to purchase an IBM Selectric for \$716.00 to be shared with ConsCom. The motion carried, 6 - 0.

ANR Plan - Mary Lou Conant

Mary Lou Conant brought in a plan of land on Stearns Street and Baldwin Road consisting of two lots, Lot A of 2.43 acres with 265 feet of frontage on Baldwin Road and Lot B with 3 acres and 250 feet of frontage on Stearns Street. The plan was signed as Approval Not Required.

Brigitte Senkler - Request for Lot Release and Inquiry Re Common Drive Special Permit

Brigitte Senkler brought a request for a duplicate of the Release of Lot for Lot 9 on Munroe Hill. Lot 9 had been released but was inadvertently left off the release. All lots on Munroe Hill have already been released.

Brigitte also inquired about whether or not Dr. Hendrie needs a Special Permit for a Common Driveway. We indicated that Dr. Hendrie does need one.

Budget Hearing

Budget hearing on Planning Board budget is scheduled for January 20, 1983.

Discussion of Condition of Hemlock Hill and Hemlock Hill Estates

The meeting turned to Hemlock Hill and Hemlock Hill Estates. In response to a letter from Ferris Taylor, the board invited

George Nickerson and the neighborhood to attend the meeting to answer the question concerning the fact that the subdivision has gone on over the two year limitation in the subdivision. George Nickerson indicated that he had intended to build a few houses, 3 or 4, each year when the subdivision was originally approved and he didn't realize that he had a two-year limitation.

Mr. Nickerson also indicated that some of the bounds noted by CV&P were not required by the Board originally when he took over the subdivision. He also said he didn't realize that he had to have bounds at the Points of Curvature. He said that bounds are in on all lot lines.

Jack Carragher, attorney representing Ferris Taylor, indicated that their concerns stemmed from the fact that the warrant closes shortly and they want to insure that Oak Knoll Road is capable of being accepted as a public way. It was pointed out that Hemlock Hill Road would also have to be accepted leading to Oak Knoll. Hal Sauer requested a schedule for completion.

Ferris Taylor indicated a water drainage problem at a low point on Hemlock Hill. Harvey Noel of Hemlock Hill indicated he has done some of the landscaping to the roadway himself. Mr. Taylor indicated that problems exist all along the road with regard to the planting strip and general clean-up along the roadway.

George Nickerson indicated that he expects to complete all the remaining items by the end of May. Nickerson said he was willing to put up a bond to complete the remaining items. We will have CV&P look at what needs to be done on Hemlock Hill Road as soon as possible. Nickerson suggested a Chapter 421 financing agreement for the bond. Nickerson will return on February 14 with full list of items and an estimate for completion to see if a bond can be devised so that the roads can be accepted even if a few items remain to be completed.

#### No Regulations for Location of Windmills - Susan Probolus

Susan Probolus brought to the Board's attention the fact that no regulations exist for location of windmills. She indicated that in California the regulation for setback is double the height of the structure. Has Sauer will contact Kay Kulmala to see what MAPC has on Massachusetts windmill statutes; also on accessory antennas.

#### Water Study Meeting

Sylvia Sillers reported that Lois Surgenor set up a meeting on January 19, 1983 at 3:00 P.M. here at Town Hall to discuss the water study.

Hannaford moved that the Planning Board commit an initial \$250.00 to water study planning by MAPC. This passed, 6 - 0. Coulter will make a reproducible sepia for MAPC of the Center base map.

Sunset Road Extension Acceptance Requested

It was noted that Sunset Road extension has been petitioned for acceptance to the Selectmen by Chris Hart. A Public Hearing will be held on Sunset Road extension for February 14.

The Public Hearing for the roads on Munroe Hill will be on February 28.

The meeting adjourned at 10:30 P.M.

Respectfully submitted,

Vivian F. Chaput